

SITE INFORMATION

- PROPERTY OWNER:
JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GA 30276
(770) 599-8700
- DEVELOPER:
JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GA 30276
(770) 599-8700
- ENGINEER/SURVEYOR:
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY CT.
MCDONOUGH, GA 30253
(770) 914-9394
- SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC. DATED: 2/18/18
B. LOCATION: COWETA COUNTY, GA
C. TAX ID #: 047 5095 001
D. ZONING: RC
E. DEVELOPMENT TYPE: RE 2.5
F. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
G. TOTAL SITE AREA: 36.02 ACRES
H. TOPOGRAPHIC SOURCE - COWETA COUNTY GIS - 2 FOOT
I. DATUM: NAVD 88
J. TYPE OF STREETS: PUBLIC
K. R/W WIDTH: 50'
L. PAVEMENT WIDTH: 26'
M. STREET MAINTENANCE: COWETA COUNTY
- UTILITIES:
A. WATER: COWETA COUNTY WATER & SEWERAGE AUTHORITY
B. SANITARY SEWER: INDIVIDUAL SEPTIC SYSTEMS
C. ELECTRIC PROVIDER: GEORGIA POWER CO.
PHONE: (888) 660-5890
- CONCEPTUAL STORMWATER MANAGEMENT PLAN:
A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, SEDIMENT BASINS AND GRASS & MULCH
B. AREAS TO BE CLEARED: STREETS, UTILITY OUTFALLS AND STORMWATER COMPONENTS
C. INTERNAL DRAINAGE SYSTEM: HIGH BACK CURB & GUTTER, STORM INLETS AND PIPE SYSTEM

DEVELOPMENT DATA

- NET DEVELOPMENT AREA:
TOTAL SITE AREA: 36.02 AC.
LESS FLOODPLAIN: -0.00 AC.
LESS STATE WATERS (ON-SITE): -0.55 AC.
NET DEVELOPMENT AREA: 35.47 AC.
- BASE DENSITY CALCULATION:
NET DEVELOPMENT AREA: 35.47 AC.
MAXIMUM DENSITY ALLOWED: x 0.4 U/AC
MAXIMUM LOTS ALLOWED: 14 LOTS
- ZONING DISTRICT REQUIREMENTS:
A. MIN. LOT AREA: 2.5 AC.
B. MIN. BUILDING AREA: 1.3 AC.
C. MIN. LOT WIDTH AT FRONT S/B: 130'
D. MIN. STREET FRONTAGE: 90' (LOCAL) / 30' (CUL-DE-SAC)
E. MIN. FLOOR AREA OF HOUSE: 1,725 SF MIN. (RQD. WITH DENSITY BONUS)
F. BUILDING SETBACKS: FRONT: 50', REAR: 40', SIDE: 10'

NOTES

50% OR MORE OF THE NATURAL WOODLANDS WITHIN THE RDOS MUST REMAIN.

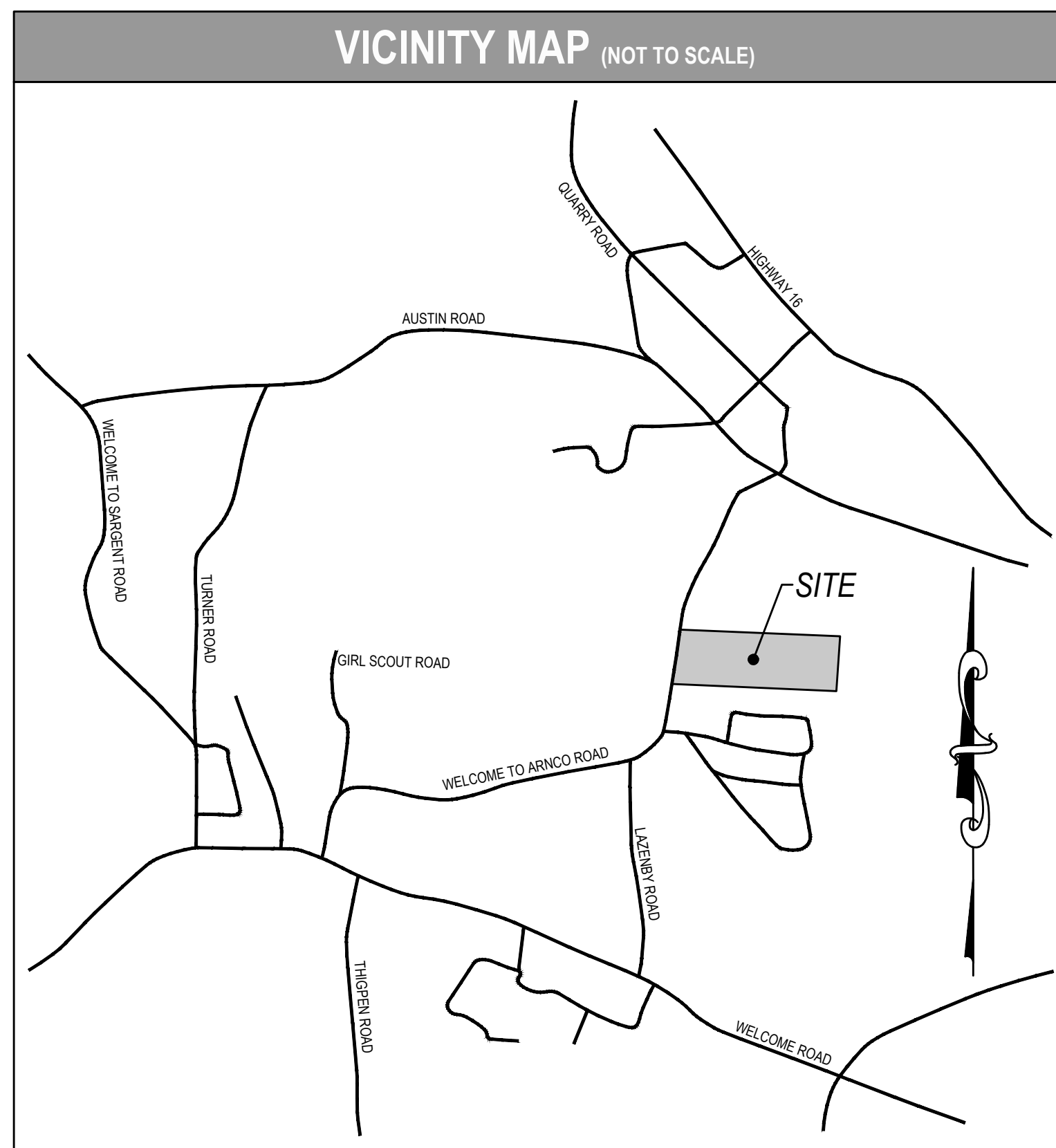
FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COWETA COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13077C01400 EFFECTIVE DATE FEBRUARY 6, 2013, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEDERALLY DESIGNATED ZONE X (OTHER FLOOD AREAS) A FEMA FLOOD HAZARD AREA. THE 100 YEAR FLOOD LINE SHOWN HEREON WAS PROVIDED TO THIS OFFICE BY THE COWETA COUNTY TRANSPORTATION & ENGINEERING DEPARTMENT FROM A FLOOD STUDY PREPARED BY DEWBERRY & ASSOCIATES.

ADA NOTE

THIS PROJECT MUST MEET THE REQUIREMENTS OF THE 2010 ADA AND CURRENT GEORGIA ACCESSIBILITY CODE.

**PRELIMINARY PLAT
FOR
FLINTWOOD
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN LAND LOTS 95 OF THE
5TH DISTRICT OF COWETA COUNTY, GEORGIA**



SHEET INDEX

- COVER SHEET
- PRELIMINARY PLAT
- LEVEL III SOILS ANALYSIS SHEET
- CONCEPTUAL STORMWATER MANAGEMENT PLAN

VARIANCES

VARIANCES FOR MAXIMUM CUL-DE-SAC LENGTHS ARE BEING REQUESTED FOR FLINTWOOD DRIVE (50' R/W).

SIGHT DISTANCE CERTIFICATION

ALL PROPOSED DRIVES AND EASEMENT DRIVES MEET AASHTO SIGHT DISTANCE REQUIREMENTS. (SEE EROSION CONTROL PLANS BY MOORE BASS CONSULTING FOR DRIVEWAY LOCATIONS)

By: *Anthony Wiggins* 5/24/18 DATE
TONY WIGGINS, P.E. # 03228

WETLAND/ SOIL MAPPER

APPLIED ENVIRONMENTAL SCIENCES, INC.
90F GLENDA TRACE, SUITE 327
NEWNAN, GA 30265
(678) 262-4020

DEVELOPER

JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GA 30276
(770) 599-8700

SURVEYOR / ENGINEER

MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
(770) 914-9394

**PRELIMINARY PLAT
NOT FOR RECORDATION**

**Preliminary Soil Survey Certificate:
Soil Analysis Certificate**

"I hereby certify that this document is a true representation of the results of an actual comprehensive soil analysis at a minimum DHR level three (3) soil survey by me or under my supervisions and that areas are shown that are not acceptable sites for individual septic system as required by the local and/or State Health Department."

By Georgia Department of Human Resources (DHR) certified soil classifier:

Eric A. Hamilton



Certification No. #224

Date: 10/10/18

Coweta County Environmental Health Department Certificate:

"Pursuant to the State Health requirements, a comprehensive soil analysis at a minimum DHR level three (3) soil survey was given final approval by the Coweta County Environmental Health Department on _____, all of the conditions of approval having been completed, this document is hereby accepted."

Date: _____

Preliminary Plat Approval Certificate:

"All requirements of the Coweta County Development Regulations relative to the preparation and submission of a preliminary plat have been fulfilled, approval of this preliminary plat is hereby granted, subject to the further requirement of said Regulations."

This certificate shall expire (date): _____

Date of execution: _____

By County Planner: _____

Preliminary Engineering Certificate:

"I hereby certify that the engineering requirements for this preliminary plat as set forth in the Development Regulations of Coweta County, Georgia, has been fulfilled."

By: *Anthony Wiggins*

Registered Professional Engineer No: #000002158

Date: 10/10/18

Preliminary Survey Certificate:

"I hereby certify that this preliminary plat is a true representation of the results of an actual survey by me or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia and that all monuments shown hereon actually exist or is marked "future" and that the surveying requirements for preliminary plats of the "Development Regulations" and "Zoning Regulations" of Coweta County, Georgia, have been fulfilled. According to the State of Georgia Safe Dams Act Map for Coweta County, Georgia, I have determined this development does not lie in a basin below a Category II Dam."

By: *Anthony Wiggins*

Registered Land Surveyor No. No. 2964

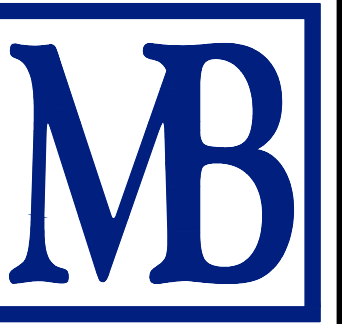
Date: 10/10/18

Moore Bass
CONSULTING
TALLAHASSEE
ATLANTA
MCDONOUGH, GA 30253
www.moorebass.com
(770) 914-9394

25
YEARS
1991-2016

PROJECT NAME
FLINTWOOD
COWETA COUNTY, GA
CLIENT NAME
JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276

REVISIONS	DATE	DESCRIPTION
1. INITIAL SUBMITTAL	10/10/18	



031.009-PP-BASE-EAST

ARCHIVE	
DATE	10/10/18
FILE #	
CONTRACT #	
DRAWN BY	LC/SDM

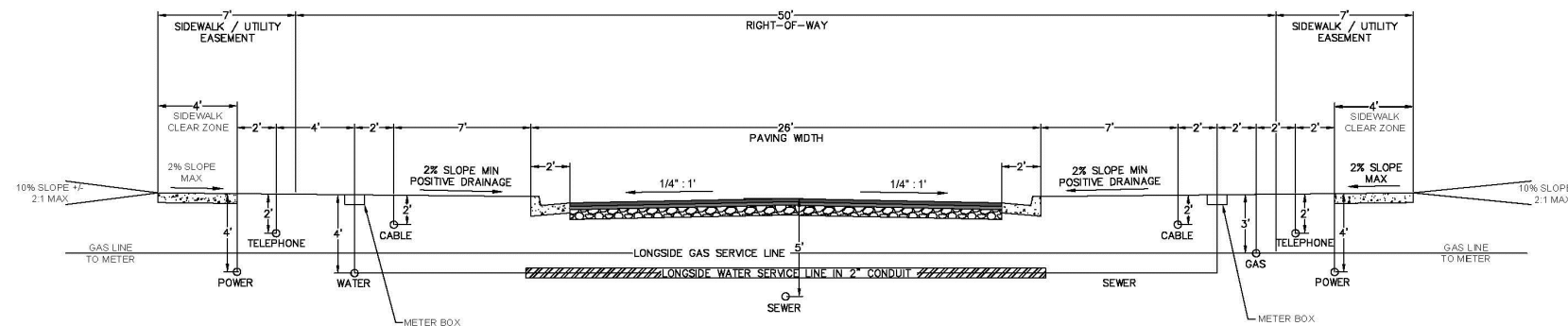
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this project are the property of MBC. No part of these drawings, specifications or other documents shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Moore Bass Consulting, Inc.



LEVEL 2 CERTIFICATION
CERT. #000002158 EXP: 11/30/20

SHEET TITLE
COVER SHEET
SHEET
1.0

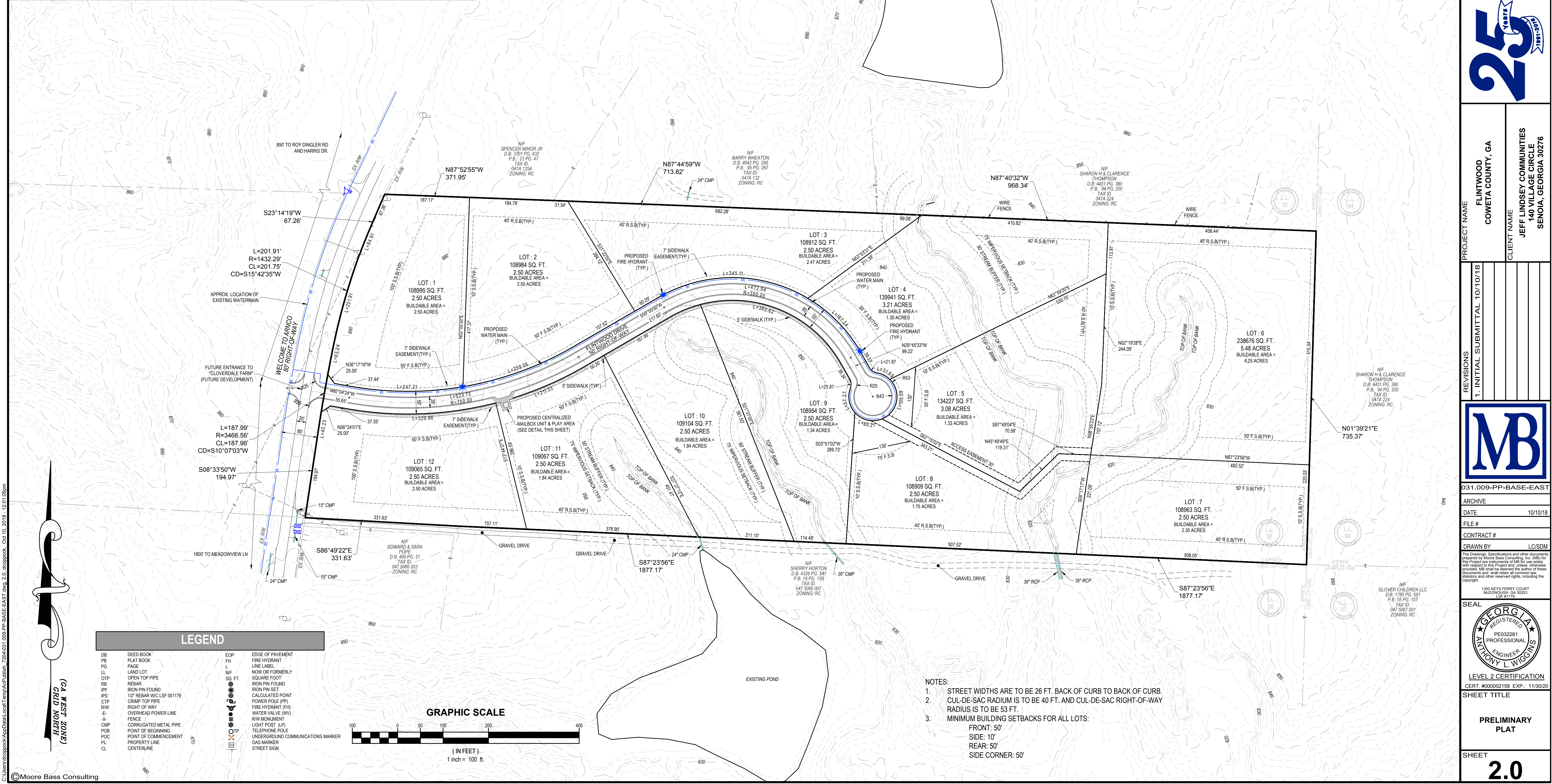
**PRELIMINARY PLAT
NOT FOR RECORDATION**



- NOTE:**
1. A BITUMINOUS TACK COAT MEETING THE CURRENT GA DOT SPECIFICATIONS SHALL BE APPLIED BETWEEN LIFTS OF ASPHALT.
 2. ASPHALT CONCRETE "E" OR "F" CLASS "F" CONCRETE "F" BINDER.
 3. SEE TABLES & STREET REGULATIONS IN THE DEVELOPMENT REGULATIONS FOR ADDITIONAL REQUIREMENTS REGARDING R.C.W. PAVING, WEIR, LANDSCAPE ZONE, AND SIDEWALK CLEAR ZONE.

STANDARD DETAILS FOR SUBDIVISION STREETS WITH CURB AND GUTTER
DESIGN STANDARDS - COWETA COUNTY, GEORGIA
(Ord. of 3-7-17)

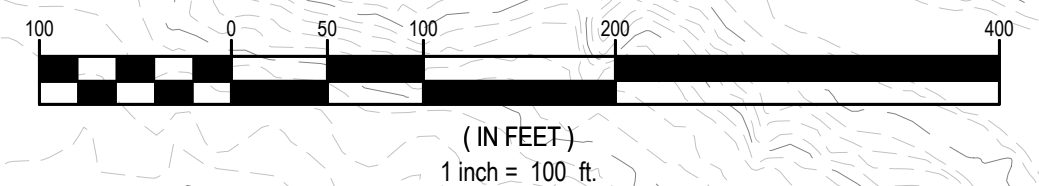
FIGURE #7



LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
OT	OPEN TOP PIPE	SF	SQUARE FOOT
RP	REBAR	IF	IRON PIN FOUND
IP	IRON PIN FOUND	CP	CALCULATED POINT
IP	1/2" REBAR W/ C 001179	PP	POWER POLE (PP)
OT	OPEN TOP PIPE	PH	FIRE HYDRANT (PH)
R/W	RIGHT OF WAY	WV	WATER VALVE (WV)
-E-	OVERHEAD POWER LINE	RM	ROW MONUMENT
XC	CMP	LP	LIGHT POST (LP)
CMP	CORRUGATED METAL PIPE	TP	TELEPHONE POLE
POB	POINT OF BEGINNING	UM	UNDERGROUND COMMUNICATIONS MARKER
POC	POINT OF COMMENCEMENT	SM	STREET SIGN
PL	PROPERTY LINE		
CL	CENTERLINE		

GRAPHIC SCALE



- NOTES:**
1. STREET WIDTHS ARE TO BE 26 FT. BACK OF CURB TO BACK OF CURB. CUL-DE-SAC RADIUS IS TO BE 40 FT. AND CUL-DE-SAC RIGHT-OF-WAY RADIUS IS TO BE 53 FT.
 2. MINIMUM BUILDING SETBACKS FOR ALL LOTS:
FRONT: 50'
SIDE: 10'
REAR: 50'
SIDE CORNER: 50'

Moore Bass
CONSULTING
TALLAHASSEE, FLORIDA
ATLANTA, GEORGIA
(904) 833-5500

25
YEARS
1991-2016

PROJECT NAME: FLINTWOOD, COWETA COUNTY, GA

CLIENT NAME: JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276

REVISIONS

1.	INITIAL SUBMITTAL	10/10/18
----	-------------------	----------

MB

031.009-PP-BASE-EAST

ARCHIVE	10/10/18
DATE	10/10/18
FILE #	
CONTRACT #	
DRAWN BY	LC/SDM

SEAL

GEORGIA REGISTERED PROFESSIONAL ENGINEER
DONOVAN L. WIGGINS
FE032281
1530 KEYS FERRY COURT
MCDONOUGH, GA 30253
508.812.5173

LEVEL 2 CERTIFICATION
CERT. #000002158 EXP: 11/30/20

PRELIMINARY PLAT

SHEET **2.0**

C:\Users\lpcosack\MyData\LocalTemp\031-009-PP-BASE-EAST.dwg 2-D drcplot Oct 10, 2018 - 12:01:05pm

(CA WEST ZONE)
GRID NORTH

SOIL SUITABILITY LEGEND

A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

A2 Soils consist of over wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff should be diverted from this area if it is used for absorption field construction.

A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, subsoil is well drained. Trenches installed at the recommended depth should function effectively.

C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.

C2 Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.

F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.

F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.

F5 Soils consist of poorly-sorted fill material that is unsuitable for septic system construction.

I1 Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.

N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.

O1 Soils show evidence of a somewhat restrictive layer in the upper part of the profile. Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soil below somewhat restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Conventional absorption field installed below restrictive layer should function effectively. Environmental Health Department may require further inspection utilizing backhoe test pits prior to permitting.

P1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed between 54 and 66 inches. Installations deeper than 30 inches may require a treatment system producing Class 1 effluent.

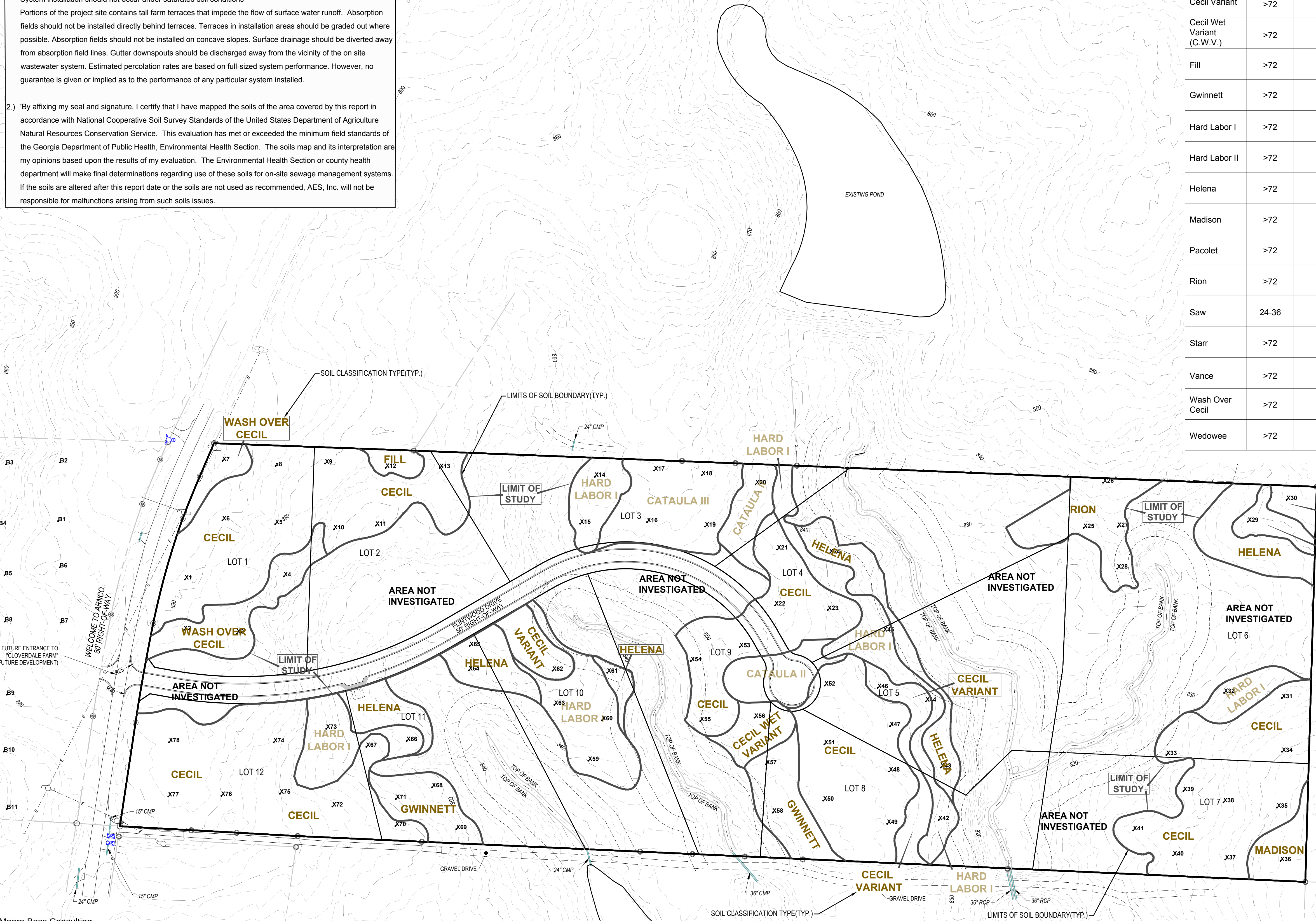
1.) NOTES PER APPLIED ENVIRONMENTAL SCIENCES:
 System installation should not occur under saturated soil conditions
 Portions of the project site contains tall farm terraces that impede the flow of surface water runoff. Absorption fields should not be installed directly behind terraces. Terraces in installation areas should be graded out where possible. Absorption fields should not be installed on concave slopes. Surface drainage should be diverted away from absorption field lines. Gutter downspouts should be discharged away from the vicinity of the on site wastewater system. Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

2.) "By affixing my seal and signature, I certify that I have mapped the soils of the area covered by this report in accordance with National Cooperative Soil Survey Standards of the United States Department of Agriculture Natural Resources Conservation Service. This evaluation has met or exceeded the minimum field standards of the Georgia Department of Public Health, Environmental Health Section. The soils map and its interpretation are my opinions based upon the results of my evaluation. The Environmental Health Section or county health department will make final determinations regarding use of these soils for on-site sewage management systems. If the soils are altered after this report date or the soils are not used as recommended, AES, Inc. will not be responsible for malfunctions arising from such soils issues.

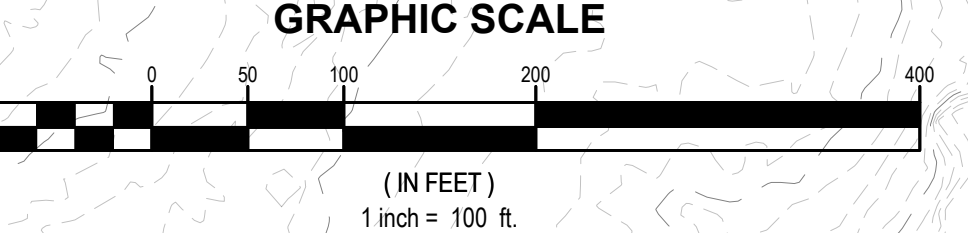
**PRELIMINARY PLAT
NOT FOR RECORDATION**

LEVEL 3 SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Abell	>72	24-40	2-6	---	---	---	F4
Ashlar	24-36	>36	2-10	12-18	60	0.15	I1
Bethlehem	>72	>72	2-15	30-48	45	---	N3
Cataula II	>72	24-30 (PWT)	2-10	8-12	---	0.10	C1
Cataula III	>72	24-42** (PWT)	2-10	54-72	70	---	O1
Cecil	>72	>72	2-15	36-48	60	---	A1
Cecil Deep	>72	>72	2-15	36-48	75	---	A1
Cecil Variant	>72	>72	2-10	42-48	60	---	A5
Cecil Wet Variant (C.W.V.)	>72	54-66	2-10	24-30	75	---	P1
Fill	>72	---	2-12	---	---	---	F5
Gwinnett	>72	>72	2-15	30-48	45	---	A1
Hard Labor I	>72	24-30	2-13	8-12	85	0.10	C2
Hard Labor II	>72	30-42	2-13	8-18	75	0.12	C2
Helena	>72	18-22	2-6	---	---	---	F2
Madison	>72	>72	2-10	30-48	45	---	A1
Pacolet	>72	>72	2-15	30-48	45	---	A1
Rion	>72	>72	2-15	30-48	45	---	A1
Saw	24-36	>36	2-10	12-18	60	0.15	I1
Starr	>72	50-72+	2-12	---	---	---	F4
Vance	>72	>72	2-6	40-48	60	---	A5
Wash Over Cecil	>72	>72	2-6	40-48	60	---	A2
Wedowee	>72	>72	2-6	30-48	45	---	A1



PWT = Perched Water Table
 **Indicates depths to top and base of restrictive horizon that is causing perched water table condition.
 Soils below the restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate.



Moore Bass
 CONSULTING
 TALLAHASSEE, FLORIDA
 ATLANTA, GEORGIA
 (770) 314-5999 (Fax)

25
 YEARS
 1991-2016

PROJECT NAME
FLINTWOOD COWETA COUNTY, GA

CLIENT NAME
**JEFF LINDSEY COMMUNITIES
 140 VILLAGE CIRCLE
 SENOIA, GEORGIA 30276**

REVISIONS
 1. INITIAL SUBMITTAL 10/10/18

MB

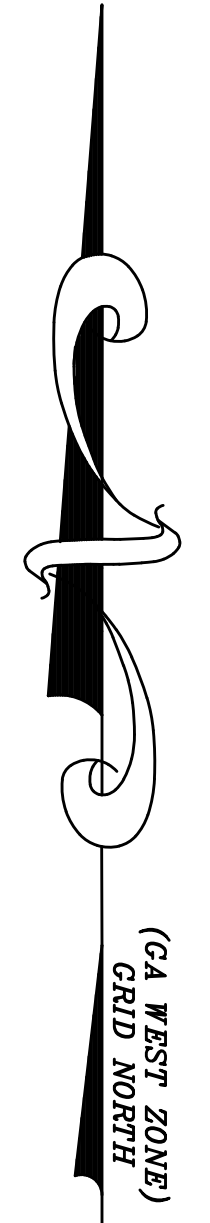
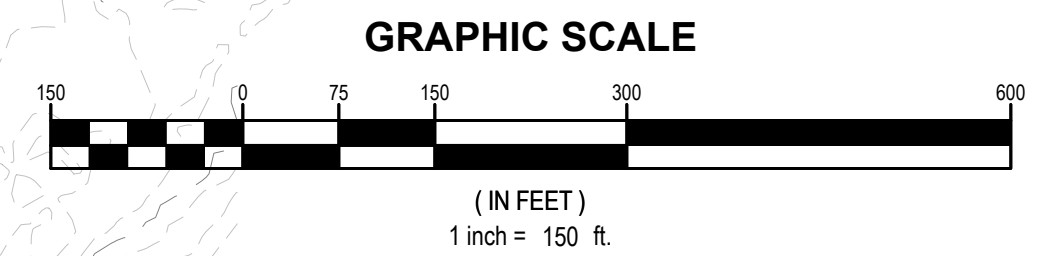
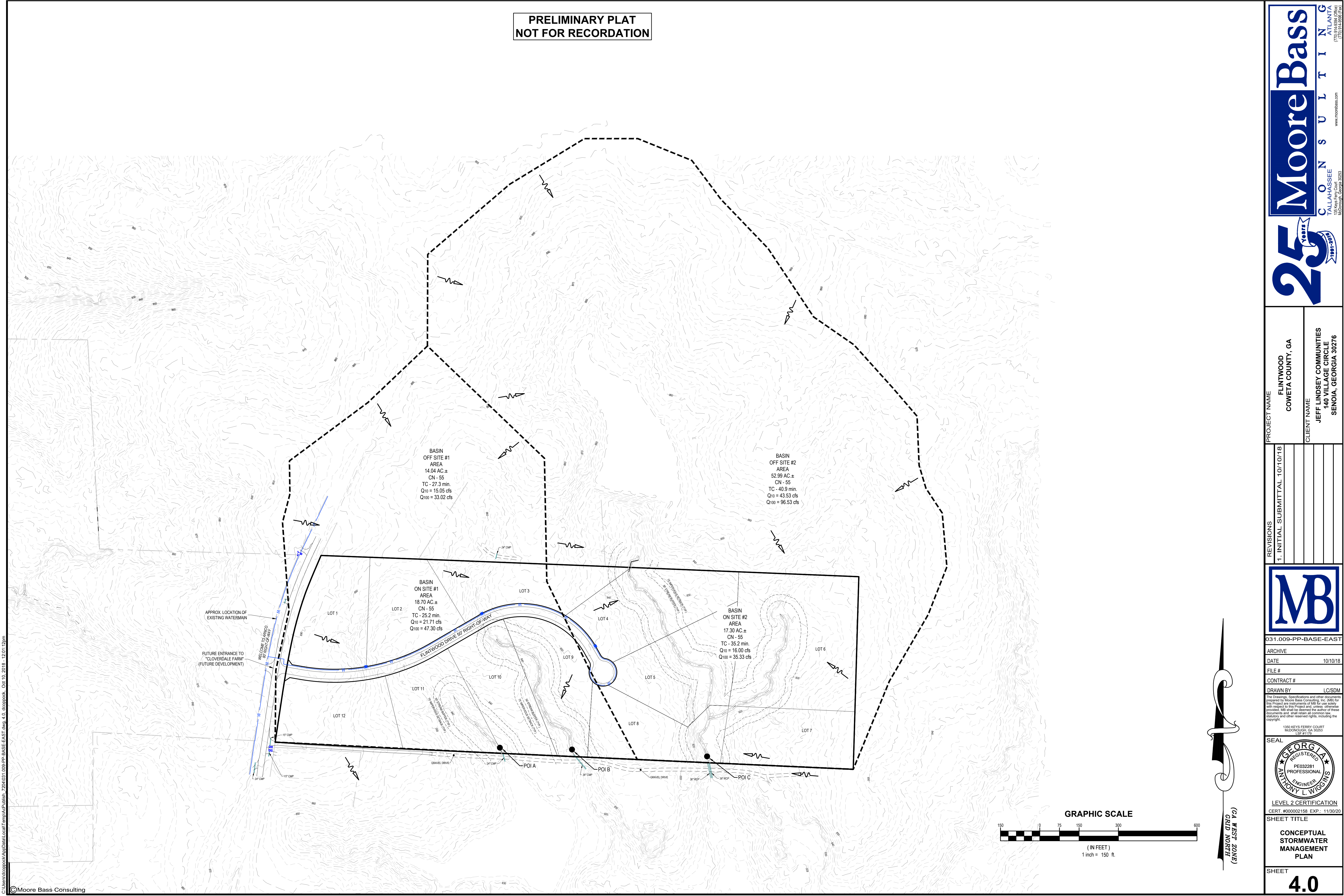
031.009-PP-BASE-EAST
 ARCHIVE
 DATE 10/10/18
 FILE #
 CONTRACT #
 DRAWN BY LC/SDM

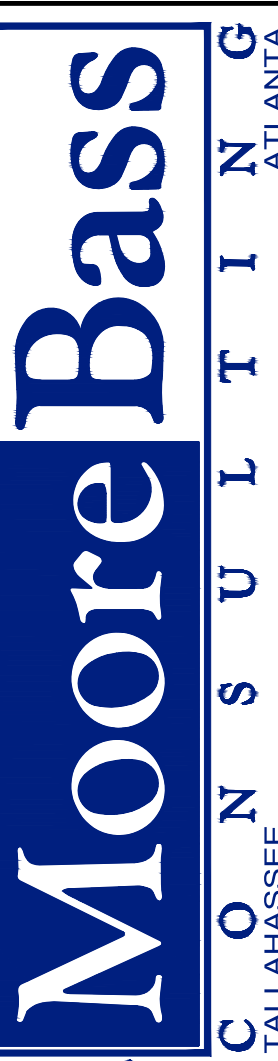
SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
 ANTHONY L. WIGGINGS
 LEVEL 2 CERTIFICATION
 CERT. #00002158 EXP. 11/30/20
 SHEET TITLE
LEVEL III SOILS ANALYSIS SHEET

SHEET
3.0


C:\Users\jacobk\My Documents\031.009-PP-BASE-EAST.dwg 3.0.dwg 10/10/18 12:01:09pm

**PRELIMINARY PLAT
NOT FOR RECORDATION**



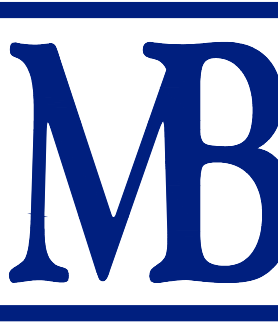


Moore Bass
CONSULTING
TALLAHASSEE ATLANTA
FLORIDA GEORGIA
www.moorebass.com
(770) 944-5299 (Fax)



25
1991-2016

PROJECT NAME	FLINTWOOD COWETA COUNTY, GA
CLIENT NAME	JEFF LINDSEY COMMUNITIES 140 VILLAGE CIRCLE SENOIA, GEORGIA 30276
REVISIONS	1. INITIAL SUBMITTAL 10/10/18



031.009-PP-BASE-EAST

ARCHIVE

DATE 10/10/18

FILE #


CONTRACT #

DRAWN BY LCSDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this project are instruments of service. They are to be used only for the project and site specifically identified herein. No part of these documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Moore Bass Consulting, Inc. All rights reserved.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
578.4173

SEAL



LEVEL 2 CERTIFICATION
CERT. #000002158 EXP: 11/30/20

SHEET TITLE

**CONCEPTUAL
STORMWATER
MANAGEMENT
PLAN**

SHEET

4.0

C:\Users\jacobk\My Documents\031.009-PP-BASE-EAST.dwg 10/10/18 12:01:12pm ©Moore Bass Consulting